

**MINUTES OF THE ZONING BOARD MEETING FROM**

**August 17<sup>th</sup>, 2021**

The meeting was called to order by the Chairperson Kevin Burns, Mr. Burns stated the meeting was being held in accordance with the Sunshine Laws of the State of New Jersey, Chapter 145, by Mayor and Council and the Zoning Board for Official Notices. Notice of this meeting was posted on the Borough bulletin board for that purpose.

**Present:** Kevin Burns, Brian Mulholland, Wayne Partenheimer, Bryan Pukenas, Brittany Bonetti, Steve Sweet

**Absent:** William Shanahan

**Also, Present:** Jennifer Johnson, Esquire (Board Solicitor), Melanie Adamson (Borough Engineer), Tavis Karrow (Land Use Administrator)

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**ZBA#2021-27                      351 Farwood Road    John & Kelsey Oh**

Representation:

Sworn In:                      John & Kelsey Oh, Owner / Applicant  
   William Curren, Contractor for Applicant

The applicant is proposing to add a deck to the rear of the property. The proposed deck will require a variance of the minimum rear yard setback for this property. The placement of the home on the property is irregular, and would require a variance for any addition to the rear of the property.

No Public Comment

Board Approved – (5-0) {Steve Sweet – Recused}

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**ZBA#2021-28                      343 Bellevue Ave    Peter & Jen Asselin**

Representation :

Sworn In:                      Peter & Jen Asselin, Owner / Applicant  
   Thomas Wagner, Architect for Applicant

The applicant is proposing to construct an addition off of the rear of the home, convert the undersized garage to living space and add an exterior pergola to the side of the home. The applicant and their architect gave testimony on the personal importance of the additions / conversion, and the positive impacts of the proposed project for the neighborhood.

No Public Comment

Board Approved – (6-0)

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**ZBA#2021-29                      213 E Cottage    John & Lisa Bradley**

Representation:                      Kristopher Berr, Esquire

Sworn In:                      John Bradley, Owner / Applicant  
   Richard Clemson P.E., Engineer for the Applicant  
   Steve Chepurny, Landscape Architect for the Applicant

The applicant is proposing to build an elevated deck, with stairs, at the rear of the property. A patio area under the deck is also proposed. The applicant discussed with the board on the size of the deck and the amount of impervious coverage that should be allowed. The applicant agreed to keep the impervious coverage at or

under 40%, this would not include the steps or paver landing.

No Public Comment

Board Approved (6-0)

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**ZBA#2021-31**                      **24 Pennbrook Drive**    **Dominic & Anastasia Fahey**

Representation:

Sworn In:                      Dominic Fahey, Owner / Applicant  
   Thomas Wagner, Architect for Applicant

The applicant is proposing to demolish the existing home, down to the first-floor decking, then rebuilding the first floor and adding a second floor to a portion of the home. The proposal does not include the demolition of the existing foundation. The existing and proposed structure encroaches on the front, side and rear yard setbacks.

No Public Comment.

Board Approved – (6-0)

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**ZBA#2021-32**                      **22 Treaty Elms Lane**    **Nicholas Schultz**

Representation:

Sworn In:                      Nicholas Schultz, Owner / Applicant

The applicant was previously approved to cover an exiting paver patio at the rear of the home at 22 Treaty Elms Lane. The applicant is now requesting that the paver patio be replaced, at the same location, and a roof be added over the newly installed patio.

No Public Comment.

Board Approved – (6-0)

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**Resolutions:**

ZBA#2021-22	21 E. Upland	(Approved)
ZBA#2021-23	429 Westminster	(Approved)
ZBA#2021-25	21 Mechanic St	(Approved)
ZBA#2021-26	128 Mountwell	(Approved)

**Minutes:**

July 2021                      (Approved)

**ADJOURNMENT:**

9:30 pm -Motion to adjourn. All Board members were in favor. Motion carried.  
Respectfully Submitted,

Tavis A. Karrow – Zoning Board Secretary

